

Staff Summary Report



City Council Meeting Date: 06/19/03

Agenda Item Number: 49

SUBJECT: This is the first public hearing for Friendship Village – Phase “A” for an Amended Preliminary Planned Area Development and a Final Planned Area Development for a wellness center at 2645 East Southern Avenue.

DOCUMENT NAME: 20030619dsrh11

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **FRIENDSHIP VILLAGE – PHASE “A”** (Friendship Village of Tempe, property owner) **#SPD-2003.38** for an Amended Preliminary Planned Area Development (PAD) consisting of a 552,480 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for a wellness center (Phase “A”) consisting of 4,360 s.f. on 0.82 net acres, located at 2645 East Southern Avenue, including the following:

q-j

Variances:

Increase the maximum allowed building height from 35 feet to 60 feet in the R-4 Zoning District.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff Approval
Planning Commission – Approval (5/13/2003)

ADDITIONAL INFO: The Friendship Village retirement community (originally called "Casa Madre") was approved in October 1974. In 1996, a zoning change from R1-4 to R-4 was granted by City Council, making the nursing care facility a conforming use in the R-4 District. Also in 1996, a third amended PAD was approved to expand the existing nursing facility, with a variance for a courtyard separation. Now, the Friendship Village retirement community proposes to amend the PAD to remove existing buildings, construct a new building for a wellness center (Phase “A”), and remodel other facilities, all through seven construction phases. Staff supports this request subject to conditions. **Note: On June 2, 2003, City Council introduced this request.**

- ATTACHMENTS:**
1. List of Attachments
 2. Comments
 - 3-4. Conditions of Approval
 5. History & Facts / Description
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Letter of Authorization
 - D. Preliminary Planned Area Development (PAD)
 - E. Final PAD, Wellness Center
 - F. Building Elevations, Wellness Center
 - G. Construction Phasing Plan
 - H. Aerial Photo

COMMENTS: The Friendship Village retirement community (originally called "Casa Madre") was approved in October 1974 on a site that was zoned R-4 and R-TH. R-TH was a multi-family residential zone and was intended for town houses. In 1995, the residential districts within Tempe were revised. Among the changes, the R-TH District was eliminated and replaced by the R1-4, Single Family District. The nursing home at Friendship Village, in the R1-4 District, became a nonconforming use. In 1996, a zoning change from R1-4 to R-4 was granted by City Council, making the nursing care facility a conforming use in the R-4 District. In addition in 1996, a third amended PAD was approved to expand the existing nursing facility, with a variance for a courtyard separation.

Friendship Village offers two types of accommodations for the elderly—independent living in "casitas" or apartments, or a full-care nursing home for those who can't take care of themselves. The assisted living facility fills a gap between those two levels of care. It offers a place for those residents who are ambulatory and basically independent, but needing some help with daily tasks. A new high skill nursing facility is under construction at the southwest corner of Southern Avenue and Evergreen Road, across the street to the west of the main campus.

The proposed new building, building addition and the remodel of existing facilities will be consistent with the previously approved Planned Area Development (PAD). The proposed five-story building will be placed away from the single-family homes located west of Evergreen Road. The new wellness center building, within the master retirement community, should blend well as part of the overall master plan.

Neighborhood

Friendship Village occupies a site of more than fifty acres. On the south is Ehrhardt Park, which lies between Friendship Village and the Superstition Freeway. On the east is the Desert Samaritan Hospital, located across the Tempe Canal. To the north are medical offices, located across Southern Avenue. The other, bordering land use is the single-family neighborhood to the southwest across Evergreen Road. Staff received only one phone call requesting information, but the caller stated no concerns.

Variance

The requested variance is to increase the maximum allowed building height from 35 feet to 60 feet. The proposed new five-story building, the two-story addition and remodel will be in the middle of the property and away from the adjacent neighborhood. This variance relates to a future phase only. Staff feels that this variance should not be detrimental to adjacent property owners or the neighborhood in general.

Parking/Circulation

The traffic generated from the new building should be minimal since the new village center replaces an existing building and expands existing uses and services within the retirement community. Traffic generated from this community should travel north along Evergreen Road then onto Southern Avenue. The "Main Street" through the middle of this new project would open the interior space between the new buildings and serve also as drop-off area and for a fire lane, therefore providing better pedestrian and auto circulation on site.

On February 7, 2002, City Council approved a similar request but due to few plan changes and the previous approved height variance expired, this proposal is basically a request for re-approval. Staff recommends approval subject to conditions.

RECOMMENDATION: Approval

**REASONS FOR
APPROVAL:**

1. The proposed new building, building addition and the remodel of existing facilities should enhance the Friendship Village community.
2. Since the requested building height variance is for the proposed new five-story building to be placed away, a future phase, from the adjacent neighborhood, the requested variance should not be detrimental to adjacent property owners or the neighborhood in general.

**CONDITIONS
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2. a. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - b. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with Ordinance No. 88.85.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variance shall be deemed null and void.
5. The Preliminary and Final Planned Area Development (PAD) shall be recorded **on, or before, July 10, 2004** with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Planning Division staff shall review details of the document format prior to recordation.

6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.

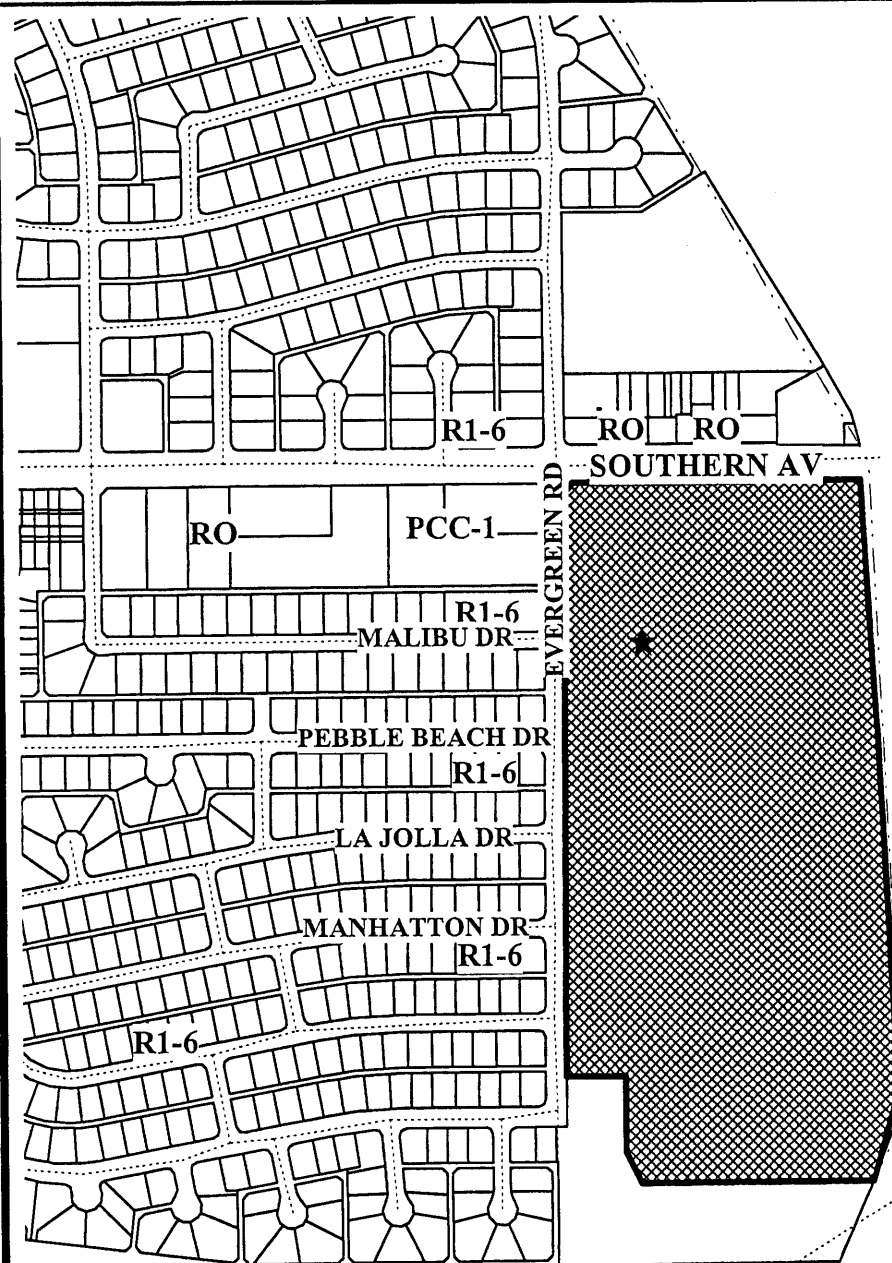
HISTORY & FACTS:

<u>June 27, 1974</u>	The City Council denied the request for rezoning and a Planned Residential Development for the Casa Madre Retirement Community.
<u>October 7, 1974</u>	The City Council reconsidered and approved rezoning and a P.R.D. for the Casa Madre Retirement Community [now called Friendship Village].
<u>July 10, 1986</u>	The City Council approved the second amended P.A.D., a final P.A.D. for Phases II & III.
<u>February 21, 1995</u>	The Hearing Officer granted a variance to allow perimeter fences to be 8 ft. high.
<u>June 19, 1996</u>	The Design Review Board approved the requested building elevations, site plan, and landscape plan for this assisted living facility.
<u>August 29, 1996</u>	The City Council approved a zoning change from R1-4 to R-4 and an Amended Preliminary and a Final Planned Area Development for Friendship Village.
<u>February 7, 2002.</u>	City Council approved an Amended Preliminary PAD for Friendship Village totaling 684,182 s.f. of existing buildings including a new addition (including 508 garden homes/apartment units, and a health center facility with 166 beds), all on 51.2 net acres. The proposed new buildings and renovation of existing facilities total 211,885 s.f. (191,205 s.f. for a five-story village center and 20,680 s.f. for a two-story assisted living building addition) on 6.03 net acres, and building height variance from 35 feet to 60 feet. Since the PAD was not recorded, the approved variance expired.
<u>May 13, 2003.</u>	Planning Commission approved an Amended Preliminary Planned Area Development (PAD) consisting of a 552,480 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for a wellness center (Phase "A") consisting of 4,360 s.f. on 0.82 net acres, including a building height variance.
<u>June 2, 2003.</u>	City Council introduced this request.

DESCRIPTION: Owner – Tempe Life Care Village, Inc.
Applicant – Mike Montgomery
Architect – OWP&P Architects
Engineer – Dibble & Associates
Existing Zoning – R1-4, 30.4 acres; R-4, 20.8 acres
Total Site Area–51.2 acres
Total Building Area – 552,480 s.f.
Maximum Allowed Lot Coverage – 40%
Provided Lot Coverage– 17.43%
Total Parking Required - 600 spaces
Total Parking Provided – 621 spaces
Total Bicycle Parking required – 4
Total Bicycle Parking provided – 4
Minimum Landscaping Required – 30%
Landscaping Provided – 30%
Final PAD, Wellness Center, Phase "A"
Total Building Area – 4,360 s.f.

FRIENDSHIP VILLAGE PHASE "A"

SPD-2003.38



City of Mesa

SITE
R-4/R1-4



Request

A



April 24, 2003

Friendship Village of Tempe

Letter of Explanation/Intent – Wellness Center

Project Description

The Friendship Village retirement community is undergoing major renovation and development to expand the existing facility. This expansion and renovation will be done in several phases. During the various phases required for this development, the utilities and services for the existing facility need to be maintained.

The goal of the Wellness Center is to provide expanded services for the residential facility that will be built in a later phase of this project. The Wellness Center, which is a fitness center for the community, will temporarily serve as an Auditorium for one and a half years, while the existing Auditorium/Convocation is demolished and replaced with a larger facility.

The existing pool house building will be demolished and the existing pool equipment will be maintained. The new Wellness Center will be built in the same location. It will not only support the pool, with restrooms and changing rooms, but will also have exercise rooms and spa treatment rooms for the residents.

The design materials and colors used in the Wellness Center tie into the design of the new expansion and renovation of the community.

The new Wellness Center is in a R-4 zone, and is within all zoning requirements. This new construction will not affect traffic, noise or air pollution in the area.

We have met with the Building Safety Department, the Planning and Zoning Department and the Fire Department regarding the design and safety of this building. Their comments and suggestions are reflected in the floor plans.

The drawings provided in this PAD indicate parking and roads around the Wellness Center that will be modified in a future phase of this project as the Friendship Village community undergoes expansion.

Variance for Height

The variance filed with this PAD does not apply to the Wellness Center, but is sought for the building to be built in a future phase of this project. The variance sought is to permit an increase in height in an R-4 zone from thirty-five feet to sixty feet.

B

APR 24 2003

3101 North Central Avenue
Suite 770
Phoenix, Arizona 85012-2665

602.294.6500 Telephone
www.owpp.com



August 12, 2002

To Whom It May Concern:

As owner of the above-referenced property, I hereby authorize OWP&P to act as our agent for the submittal of applications, fees, drawings, and other required information for the City of Tempe.

Sincerely,

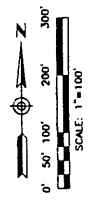
A handwritten signature in cursive script, appearing to read "Darrell Jensen".

Darrell Jensen
Executive Director

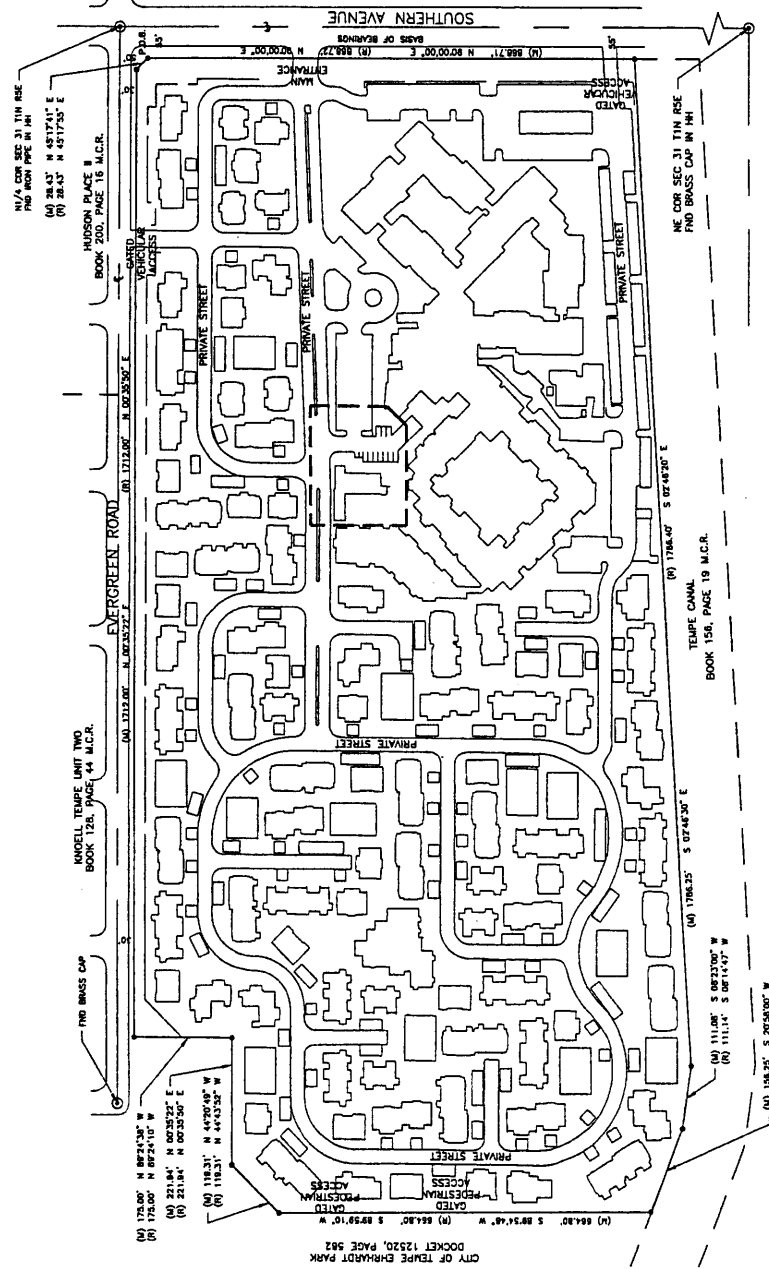
RECEIVED
03 APR 15 PM 3:11
TEMPLE DEVELOPMENT
SERVICES DEPARTMENT

C

A Life-Care Retirement Community
2645 East Southern Avenue Tempe, Arizona 85282
(480) 831-0880



4TH AMENDED P.A.D. FOR **FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY** A PORTION OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PARKING INFORMATION

EXISTING TOTAL PARKING SPACES	627
SURFACE PARKING ELIMINATED	18
SURFACE PARKING ADDED	12
NET INCREASE/DECREASE PARKING SPACES	-6
NEW TOTAL PARKING SPACES	621

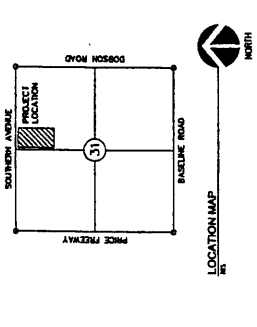
1 FRIENDSHIP VILLAGE SITE PLAN

FRIENDSHIP VILLAGE L.R.C.
 4TH AMENDED P.A.D.

DIBBLE & ASSOCIATES
 CONSULTING ENGINEERS
 2525 E. Indian Bend Road
 Phoenix, Arizona 85016
 Phone: (602) 987-1348
 Fax: (602) 987-3238
 Date: 04/13/03



Friendship Village
 Site Plan
 Kenneth D. Shipley
 RLS 37793
 2 of 3



LEGEND

- EXISTING MONUMENT
- SET MONUMENT, 800MM FEMO SPW
- W/2 BRONZE CAPS
- PROPERTY LINE
- CENTERLINE

NOTE: REPAIRED MONUMENTS WERE BORED ALONGSIDE BY MONUMENTS AS A RECORD.

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF TEMPE BENCHMARK, BRASS CAP IN HANDSHELF AT THE INTERSECTION OF PRINCE ROAD AND SOUTHERN AVENUE ELEVATION = 1152.0 (CITY OF TEMPE)

BASIS OF BEARING

BASES OF BEARING 110000000°E ALONG NORTH LINE OF NE 1/4 SEC 31 1/4 RSE

LAND SURVEYOR'S CERTIFICATION

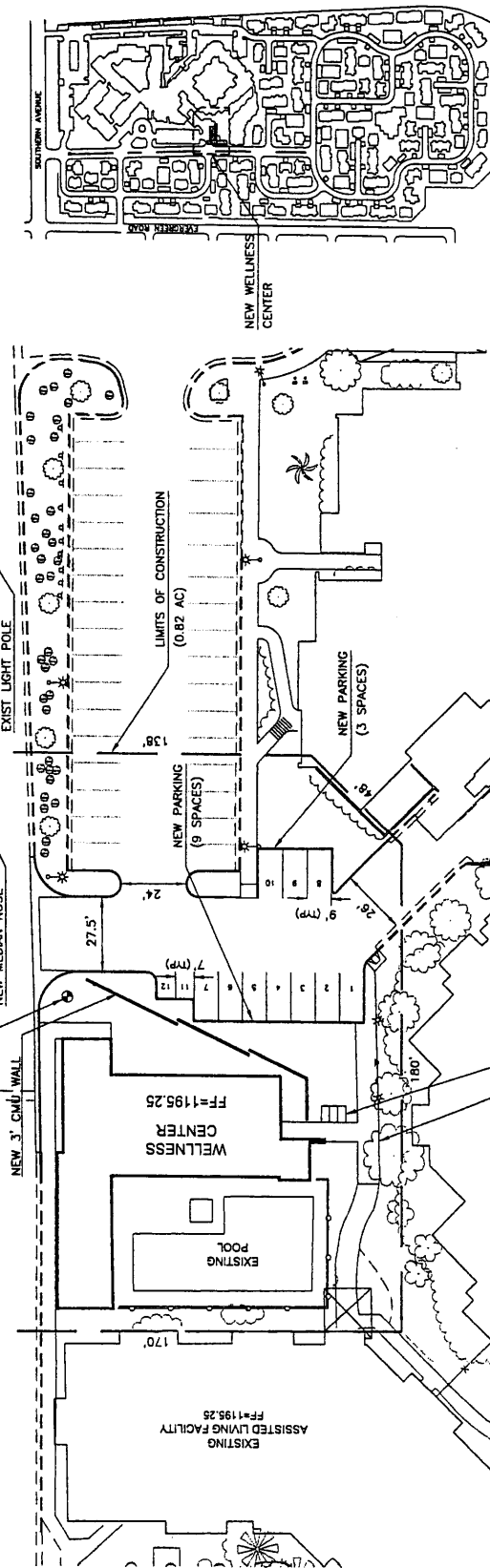
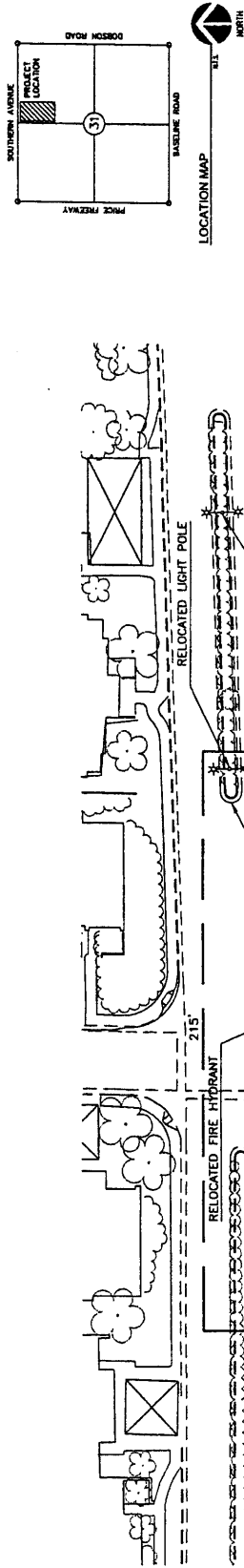
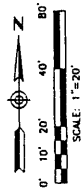
I, KENNETH D. SHIPLEY HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN. THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY IS BASED UPON AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION. THAT I AM AWARE OF THE CONSEQUENCES OF THIS CERTIFICATION AND THAT I AM NOT PROVIDING THIS CERTIFICATION FOR ANY OTHER PURPOSES. THAT I AM NOT PROVIDING THIS CERTIFICATION FOR ANY OTHER PURPOSES. THAT I AM NOT PROVIDING THIS CERTIFICATION FOR ANY OTHER PURPOSES.



SPD-2003-38
 APR 16 2003

FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY FINAL P.A.D. FOR PHASE "A"

A PORTION OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



1 WELLNESS CENTER SITE PLAN

PARKING INFORMATION	
SURFACE PARKING ELIMINATED	18
SURFACE PARKING ADDED	12
NET INCREASE/DECREASE PARKING SPACES	-6
NEW TOTAL PARKING SPACES	12
NEW TOTAL BICYCLE PARKING SPACES	3
AS NOTED	3

Owner: Tempe Life Care Village, Inc.
2845 East Southern Avenue
Tempe, Arizona 85283
Contact: Tom Jacobson
Phone: (480) 831-3284

**FRIENDSHIP VILLAGE LRC
4TH AMENDED P.A.D.**

DIBBLE & ASSOCIATES
CONSULTING ENGINEERS
3833 E. Indian School Road
Phoenix, Arizona 85018
Tol. (602) 957-1155 • Fax. (602) 957-3239
Dibbles: RGS Date: 04/15/03
Dibbles: RGS Date: 04/15/03



Wellness Center
Site Plan
Date: 04/15/03
As Noted
3 of 3

SPD-2003.38

APR 16 2003

APR 24 2003

FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER



3948 EAST SOUTHERN AVENUE
Tempe, Arizona 85282



Wellness Center
Project and Performance, Inc.

3948 East Southern Avenue
Tempe, Arizona 85282

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Tempe, Arizona 85282

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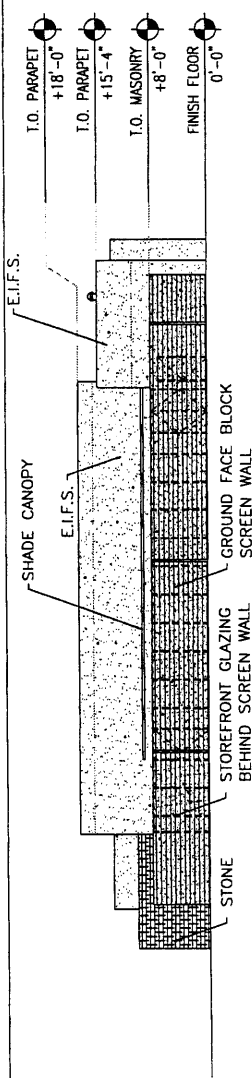
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Tempe, Arizona 85282

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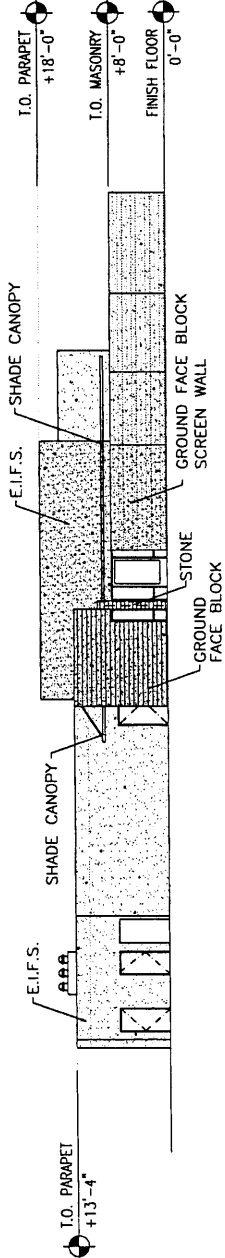
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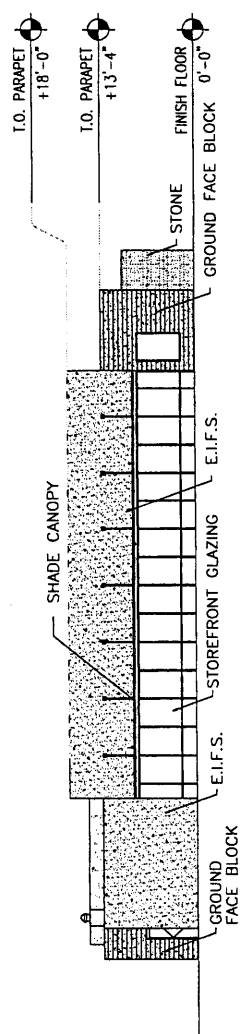
3948 East Southern Avenue
Tempe, Arizona 85282



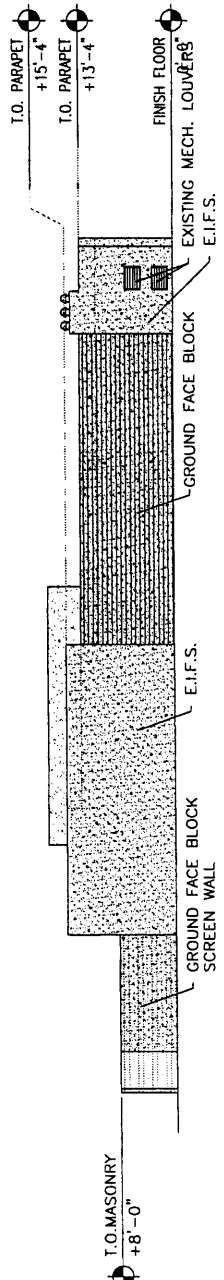
1 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

F

PROMPT PAYMENT NOTIFICATION
IF YOU ARE A SUBMITTER OF A BID FOR THIS PROJECT, YOU AGREE TO PAY THE AMOUNT OF ANY INVOICES DUE TO THE ARCHITECT WITHIN 15 DAYS OF THE DATE OF BILLING. IF YOU ARE A SUBMITTER OF A BID FOR THIS PROJECT, YOU AGREE TO PAY THE AMOUNT OF ANY INVOICES DUE TO THE ARCHITECT WITHIN 15 DAYS OF THE DATE OF BILLING. IF YOU ARE A SUBMITTER OF A BID FOR THIS PROJECT, YOU AGREE TO PAY THE AMOUNT OF ANY INVOICES DUE TO THE ARCHITECT WITHIN 15 DAYS OF THE DATE OF BILLING.

Project Number	2003-03-38
Client	Wellness Center
Architect	Project and Performance, Inc.
Date	1/14/03

Wellness Center
FLOOR PLAN
WELLNESS AS AUDITORIUM

1A4.1

SPD-2003-38

FRIENDSHIP VILLAGE OF TEMPE NEW VILLAGE CENTER



1000 EAST BOWLING GREEN AVENUE
TEMPE, ARIZONA 85281

WPP

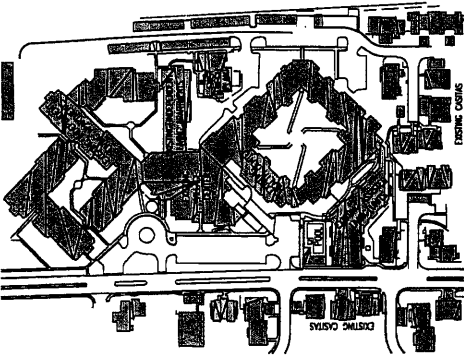
Client: Villages of Tempe, Inc.
Architect: WPP Architects
Engineer: WPP Engineers
Interior Designer: WPP Interiors
Landscape Architect: WPP Landscape
Construction Manager: WPP Construction
General Contractor: WPP Construction
Mechanical Contractor: WPP Mechanical
Electrical Contractor: WPP Electrical
Plumbing Contractor: WPP Plumbing
HVAC Contractor: WPP HVAC
Fire Protection Contractor: WPP Fire Protection
Security Contractor: WPP Security
IT Contractor: WPP IT
Telecommunications Contractor: WPP Telecommunications
Signage Contractor: WPP Signage
Furniture Contractor: WPP Furniture
Lighting Contractor: WPP Lighting
Acoustic Contractor: WPP Acoustic
Paint Contractor: WPP Paint
Flooring Contractor: WPP Flooring
Wallpaper Contractor: WPP Wallpaper
Window Treatment Contractor: WPP Window Treatment
Door Contractor: WPP Door
Railing Contractor: WPP Railing
Staircase Contractor: WPP Staircase
Elevator Contractor: WPP Elevator
Roofing Contractor: WPP Roofing
Siding Contractor: WPP Siding
Foundation Contractor: WPP Foundation
Concrete Contractor: WPP Concrete
Masonry Contractor: WPP Masonry
Brick Contractor: WPP Brick
Block Contractor: WPP Block
Tile Contractor: WPP Tile
Stone Contractor: WPP Stone
Grout Contractor: WPP Grout
Sealing Contractor: WPP Sealing
Finishing Contractor: WPP Finishing
Carpentry Contractor: WPP Carpentry
Cabinet Contractor: WPP Cabinet
Countertop Contractor: WPP Countertop
Appliance Contractor: WPP Appliance
Painting Contractor: WPP Painting
Drywall Contractor: WPP Drywall
Insulation Contractor: WPP Insulation
Ventilation Contractor: WPP Ventilation
Exhaust Contractor: WPP Exhaust
Heating Contractor: WPP Heating
Cooling Contractor: WPP Cooling
Humidity Contractor: WPP Humidity
Air Quality Contractor: WPP Air Quality
Sound Contractor: WPP Sound
Vibration Contractor: WPP Vibration
Structural Contractor: WPP Structural
Foundation Contractor: WPP Foundation
Roofing Contractor: WPP Roofing
Siding Contractor: WPP Siding
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Exhaust Contractor: WPP Exhaust
Heating Contractor: WPP Heating
Cooling Contractor: WPP Cooling
Humidity Contractor: WPP Humidity
Air Quality Contractor: WPP Air Quality
Sound Contractor: WPP Sound
Vibration Contractor: WPP Vibration
Structural Contractor: WPP Structural

PRELIMINARY
DATE: 10/1/2001

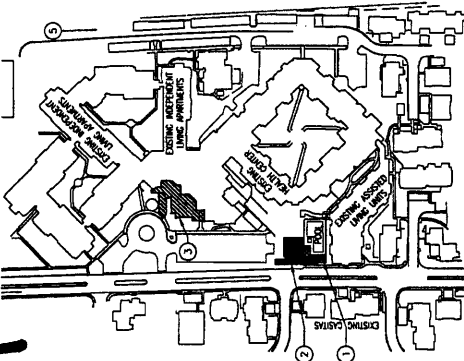
NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	10/1/2001
2	REVISED TO REFLECT COMMENTS FROM THE CITY OF TEMPE	10/1/2001
3	REVISED TO REFLECT COMMENTS FROM THE CITY OF TEMPE	10/1/2001
4	REVISED TO REFLECT COMMENTS FROM THE CITY OF TEMPE	10/1/2001
5	REVISED TO REFLECT COMMENTS FROM THE CITY OF TEMPE	10/1/2001
6	REVISED TO REFLECT COMMENTS FROM THE CITY OF TEMPE	10/1/2001
7	REVISED TO REFLECT COMMENTS FROM THE CITY OF TEMPE	10/1/2001
8	REVISED TO REFLECT COMMENTS FROM THE CITY OF TEMPE	10/1/2001
9	REVISED TO REFLECT COMMENTS FROM THE CITY OF TEMPE	10/1/2001
10	REVISED TO REFLECT COMMENTS FROM THE CITY OF TEMPE	10/1/2001

OVERALL
CONSTRUCTION PHASING

1G2.1

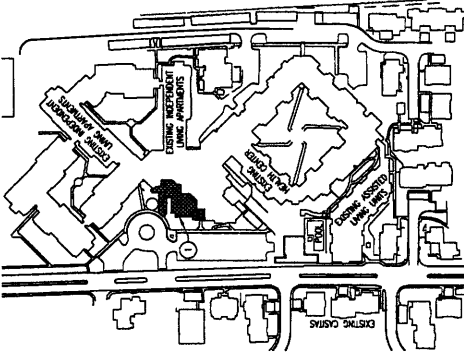


EXISTING CAMPUS



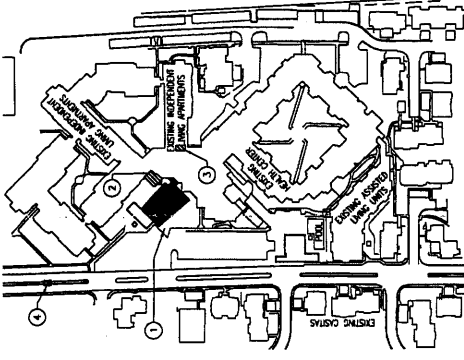
PHASE 'A'

1. DEMOLISH EXISTING RESTROOMS AND LOCATORS AT EXISTING CAMPUS.
2. BUILD NEW RESTROOMS AND LOCATORS TO BE USED TEMPORARILY AS A RECEPTION AREA AND COMPLETE ADJACENT TO EXISTING CAMPUS.
3. MAJOR RECONSTRUCTION IN EXISTING ADMINISTRATION AREA.
4. CONSTRUCTION ACCESS OPTION 1.
5. CONSTRUCTION ACCESS OPTION 2.



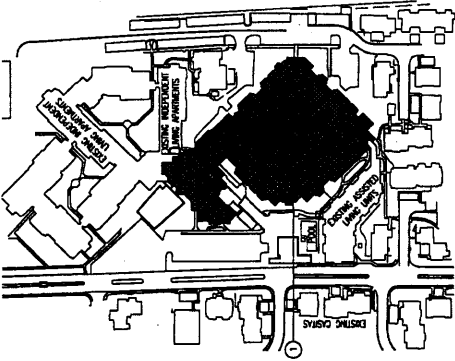
PHASE 'B' / STAGE 1

1. DEMOLISH EXISTING CONNECTION, MAIN ENTRY AND EXISTING CAMPUS.
2. BUILD NEW CONNECTION, MAIN ENTRY AND EXISTING CAMPUS.



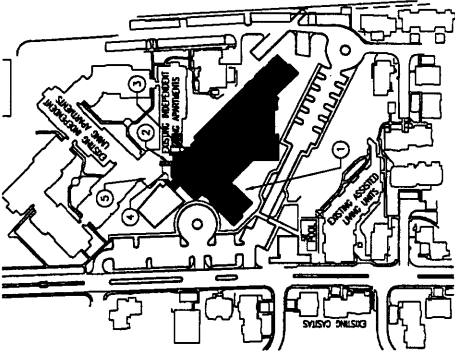
PHASE 'B' / STAGE 2

1. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
2. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
3. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
4. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.



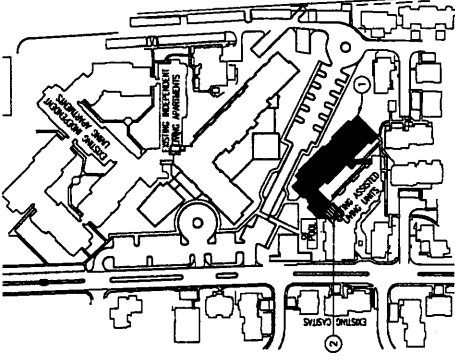
PHASE 'C' / STAGE 1

1. DEMOLISH EXISTING CAMPUS, RESTROOMS, HEALTH CENTER AND EXISTING CAMPUS.
2. BUILD NEW CAMPUS, RESTROOMS, HEALTH CENTER AND EXISTING CAMPUS.
3. BUILD NEW CAMPUS, RESTROOMS, HEALTH CENTER AND EXISTING CAMPUS.
4. BUILD NEW CAMPUS, RESTROOMS, HEALTH CENTER AND EXISTING CAMPUS.
5. BUILD NEW CAMPUS, RESTROOMS, HEALTH CENTER AND EXISTING CAMPUS.



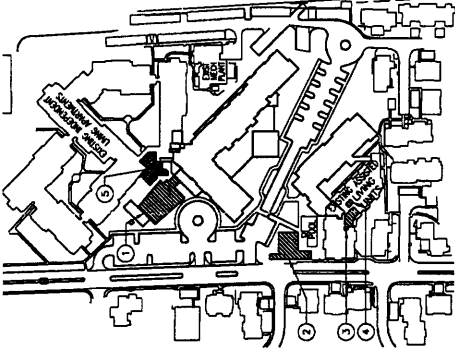
PHASE 'C' / STAGE 2

1. BUILD UNDERGROUND PARKING GARAGE AND REMOVAL EXISTING CAMPUS.
2. BUILD NEW CAMPUS, RESTROOMS, HEALTH CENTER AND EXISTING CAMPUS.
3. BUILD NEW CAMPUS, RESTROOMS, HEALTH CENTER AND EXISTING CAMPUS.
4. BUILD NEW CAMPUS, RESTROOMS, HEALTH CENTER AND EXISTING CAMPUS.
5. BUILD NEW CAMPUS, RESTROOMS, HEALTH CENTER AND EXISTING CAMPUS.



PHASE 'D'

1. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
2. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
3. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
4. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.



PHASE 'E'

1. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
2. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
3. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
4. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.
5. BUILD NEW MAINSTAY AND COMPLETE ADJACENT SITE.

North



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